

Sunrise UMC
Building Committee – Oversight & Property Sale Teams
Meeting Minutes for 2/17/2011

Attendees: Larry Nichols, George Millholland, Tammi Thompson, Mike Jackson, Larry Seals, Jason Webber, Bruce Thorson, Janet Mawhirter, Matt Lurz, George Fryer, David Fawcett, Doyle Combs, Mike Heer, Roy Thomas, John Duty, Roger Horrigan, Cindy Heer, Rev. Olon Lindemood, Jim Smith, Elizabeth Anderson, Roxanne Shouse, Gordon Stegner, Bill Poage, Hank Poburka, Spike Craig, Barb Colclough.

George Millholland opened the meeting with a prayer. The group went around the room with introductions of attendees.

Larry Nichols provided background information to the group. The current capital campaign funds are being used to assist with making our monthly bond payments. The capital campaign funds are estimated to run out in mid-2012. It is unlikely that we will grow fast enough or that there will be a substantial enough increase in giving needed to sustain the monthly operating costs and bond payments after the capital campaign funds are exhausted. There have been unsolicited interests in both the Woodmen and Briargate properties. This meeting is to discuss these interests and the next steps that are needed.

The following items were discussed concerning the concept of a sale of the Woodmen property:

- The impact to worship and ministries currently conducted at Woodmen
- The availability of new/additional land from Cook
- The impact of the Prayer Trail
- The need to obtain approval for a sale

There were discussions regarding the sale of the Briargate facility. If we list this property up for sale, we need to be able to give a potential buyer a firm possession date.

It was discussed that the bond covenants allow for the funds from a sale of the property to either be used for further capital improvements or bond repayment. Given that our capital funds will run out in mid-2012, using the sale proceeds to reduce the principal bond balance and lower the monthly bond payments would be desirable. Barb Colclough has placed a call into our bond rep at Ziegler to check on what a new amortization schedule would look like if a portion of the principal balance were paid down. Ziegler was going to make these calculations and get back to Barb/Larry.

There is the possibility that neither facility would sell in the near future/needed time frame. The Finance Committee will continue to move forward with Horizon Stewardship for a funds drive that would focus on building an operating reserve that would meet our debt needs for 2012 and following years. It should be understood that this would probably only be used to help with regular monthly bond payments rather than prepayment of bond principal.

It was determined that we need to develop a plan to transition the ministries and also to determine all the sale criteria. A Ministry Transition Planning team was organized. This group will look at who does ministry where, what the space requirements are for various groups for relocations purposes, and how we care for our people during this time. This group will be staff driven along with help from George Millholland, Janet Mawhirter and Mike Heer.

The second group organized was a Property Sale team. This group will look at the sale components (for both Woodmen and Briargate) to include:

- Acceptable price and terms for sale, possession date, and leaseback terms
- When to list the property; how long to list property
- Selection process for determining listing agent
- Approval needed to sell Woodmen
- Acceptable price and terms for purchase of additional Cook land
- Approval needed for purchase of additional land from Cook

Next steps/Meetings:

- The Property Sale Team was to meet on Monday, February 21 at 5:30 pm and begin working through task list. They will meet frequently as needed to determine criteria no later than group meeting scheduled for Monday, March 28 which will be a prep for all church meeting on Sunday, April 7.
- There is a video that will be shown on Sat/Sun, February 26 & 27 at all services. This video features Bruce Thorson, Chair of Church Council, and Elizabeth Anderson, Vice Chair of Church Council presenting a financial and property update.
- A handout will be included as an insert on Sat/Sun, February 26 & 27, 2011
- This handout will be available the following two Sundays.
- The Communications Team will have its regular monthly meeting on Mon, Feb 28 at 6:30 pm.
- Combined group meeting (Oversight Team, Property Sale Team, Ministry Transition Team, Financial Planning Team) on Monday March 7 at 5:30 pm for a status update and prep for the Q&A sessions for the upcoming weekend.
- On Sat/Sun, March 12 & 13, a question and answer session will be conducted after each service (8:30 and 9:00 am services combined in the theater).
- Church Vote will be announced on Sat/Sun March 26 & 27 and the following week of Sat/Sun April 2 & 3.
- Full Building Committee meeting on Monday, March 28 at 5:30 pm. This will be a status update from Ministry Transition Team, Property Sale Team and Financial Planning Team in preparation for Q&A session the week prior to the Church Vote.
- Q&A session(s) to be conducted the weekend of April 2 & 3. Format of one session for all church or multiple sessions after each service still to be determined.
- Church Vote tentatively scheduled for Sunday, April 10.

The meeting was closed with prayer.